KARLE TOWN CENTRE
THE CAPITAL OF BENGALURU

ZENITH RESIDENCES

AT THE CAPITAL OF BENGALURU



ICONIC. THAT'S ALL WE COULD THINK OF WHEN ASKED TO DESCRIBE ZENITH RESIDENCES AT THE KARLE TOWN CENTRE. SPEND SOME QUALITY TIME WITH THIS BROCHURE, AND AT THE END OF IT, LET US KNOW IF YOU THINK THE SAME.



Penthouse lap pool



Zenith facade

ZENITH - OUR INTERPRETATION OF LUXURY

Luxury is a lifestyle. A lifestyle of comfort and extravagant living. We understand what it means to lead a luxurious lifestyle, and have designed Zenith's interior and exterior spaces keeping this in mind.

Spaces have been created for entertaining, relaxing, the enjoyment of natural beauty, play and privacy, with extra attention paid to aesthetics and ambiance to give a feeling of ultra-luxury.

We pay extra attention to details that are typically overlooked. For example, our facade is designed to give the appearance that soft fabric has been draped over the buildings.

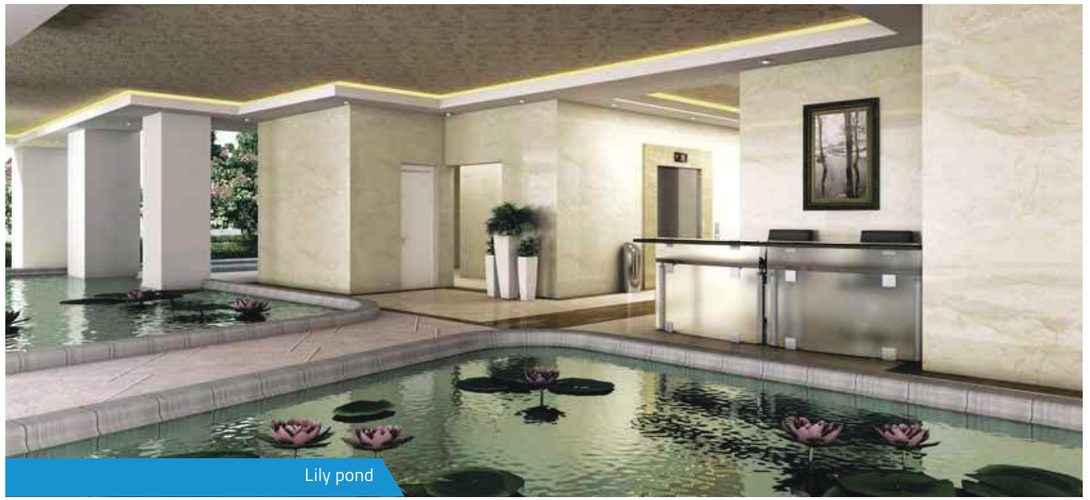


The grand entrance

FIRST IMPRESSIONS ARE WHAT MATTER

On approaching Zenith, you feel you are entering an oasis. Waterfalls and fountains greet you at the end of the grand entrance driveway, and lush landscaping is framed by the dramatic backdrop of Zenith itself. Each step from your car to your front door is defined by lavish surroundings.

Lily ponds stretch across the vastness of the 18 foot high marble and glass lobby space, bringing the cooling properties and natural beauty of water indoors. In a few steps you are at the high speed elevators, which will whisk you and your guests to your apartment.



Lily pond

Sundeck balcony



LIVING SPACES DESIGNED FOR YOUR LIFESTYLE

Step into your airy, spacious apartment, complete with stylish marble flooring, premium wall finishes, and full air conditioning.

The living room opens out into a large balcony, perfectly sized for entertaining, seamlessly allowing the party to spill outdoors. The modern, open kitchen invites your friends and family to socialize in a sophisticated environment over appetizers and delicious drinks.

We thought about your lifestyle, and designed the spaces to accommodate it.

Master bedroom



Master bathroom

PRIVATE SPACES TO REVEL IN

On work days, commute just steps to the mini-home office in your master bedroom. And for the children, bedrooms have been sized larger to accommodate study desks.

Your bathrooms are a thing of beauty: an extra-large walk-in closet leads you to an oasis of granite and ceramic designer tiles, with high quality glass shower stalls and sparkling chrome finishes.

True luxury is having every detail thought through for you.



Clubhouse pool



37500 sq ft Clubhouse

ENTERTAIN IN STYLE

Hosting events, being social, networking or fulfilling an obligation, whatever your reason to entertain, Zenith has options to suit your needs: Open air lawns for dressier evenings, barbeque pits for clear summer nights, sky gardens for intimate gatherings, or the clubhouse for impressive event staging. Bring some friends along to enjoy the amenities.

CLUBHOUSE AMENITIES

Gymnasium | Meditation room | Billiards room | Jacuzzi | Home theatre | Library | Dance & Music hall | Relaxation healthclub | Laundry room | Doctor's clinic | Café | Saloon | Kid's pool | Swimming pool | Créche | Aerobics | Terrace golf



1. Open lawn
2. Kids play area
3. Basketball half court
4. Seating bleachers
5. Reflexology path
6. Old folks corner
7. Interactive plaza
8. Feature water wall
9. Seating alcove
10. Reflective pool with water jets
11. Bamboo grove
12. Reflective pool
13. Jacuzzi
14. Kids pool
15. Main pool
16. Pool deck
17. Water weir
18. Cricket pitch
19. Lily pond

Zenith - Top down view



Walkway



Play area

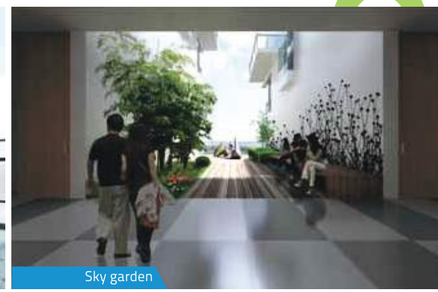


Basketball court

THE ULTIMATE LUXURY IS LEAVING 75% OF LAND AS UNCONSTRUCTED, OPEN SPACE


Common party area


Zen garden


Sky garden

GARDENS IN THE AIR

Every fourth floor is embellished with a landscaped sky garden. Aesthetics aside, they help draw the greenery vertically and allow cross ventilation to the inner spaces of the high rise blocks.

Enjoy the skyline of KTC and breathtaking views of Bengaluru from the 34th floor Zen garden. The yoga and meditation lawn here is a perfect place to practice your Surya Namaskara.

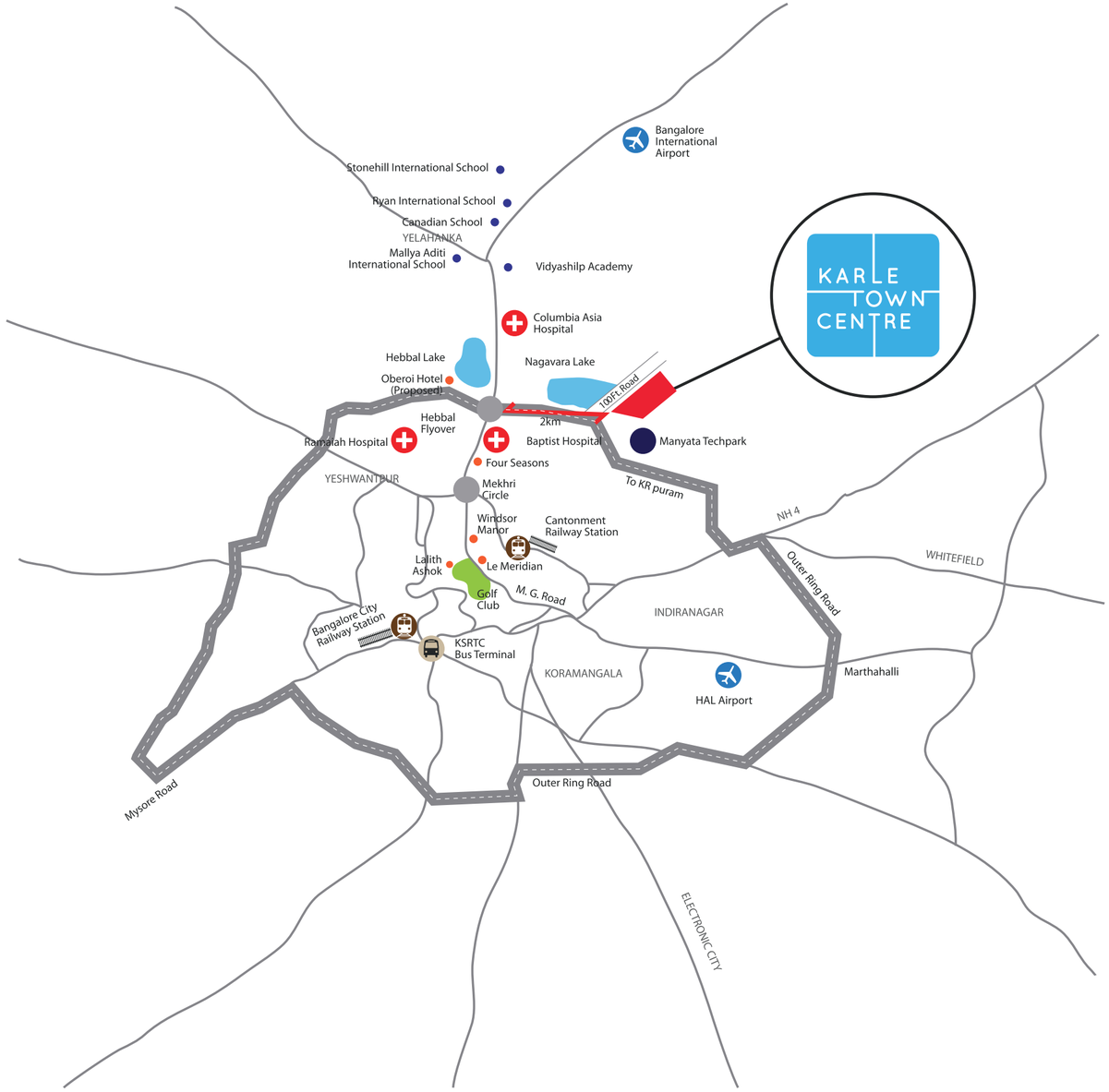
Our 5th floor party areas include an indoor and outdoor lawn and barbeque setup. Elevate your weekend and holiday get-togethers.



Nagavara lake

EXCLUSIVITY IS HAVING A 100 ACRE LAKE AT YOUR DOORSTEP

Imagine watching the sunset over Nagavara Lake each evening from a seat at the lakeside itself. Living just a few meters across the road from Nagavara Lake means endless fresh air, morning walks, water sports, serene lake views, and exclusive access to one of Bengaluru's most beautiful spots. Add some peace and joy to your life.



THE CENTRE OF NEW BENGALURU

WHERE TO STUDY

Only minutes away from some of the city's best schools - Vidya Niketan School, Jain International School, Vidya Shilp Academy, Mallya Aditi International School, Ryan International School, Canadian International School, Delhi Public School and Stonehill International School.

MEDICAL AID

5 minutes away from the city's best hospitals - Columbia Asia Hospital, Baptist Hospital and M S Ramaiah Hospital.

5-STAR HOTELS CLOSE BY

Movenpick, Windsor Manor, Lalit Ashok, Le Meridien, Taj West End and Sheraton.

NEAREST GOLF COURSE

Signal-free 20 minute drive to the Bangalore Golf Club.

INTERNATIONAL AIRPORT

30 minutes from Bangalore International Airport.

MG ROAD

30 minutes from MG road.

METRO RAILWAY

Direct access to upcoming Phase II Metro railway line.



OUR BLUEPRINT IS ACTUALLY GREEN

Karle Zenith replicates the perfect Yin and Yang of nature and state-of-the-art technology. By including green concepts in our plan we promise all residents a naturally healthy environment.

Karle Zenith is proposed for International Green Building Council (IGBC), green home certification.

THINK GREEN, THINK LOCATION PLANNING

The site selection and planning process is essential to Karle Zenith's eco-friendly design.

♦ It's perfect location ensures easier access to public transport and other basic amenities while minimizing strain on local infrastructure and reduces pollution.

♦ High quality top soil is preserved during construction and reused for landscaping and protection of trees.

♦ Provision of battery charging stations to promote use of alternate and low emission vehicles.

♦ Ample open and landscaped spaces are created to promote bio-diversity.

♦ Shaded car parks have been included to help reduce 'local heat island' effects.

♦ Our entire site is designed to support differently-abled persons through our exclusive car parking spaces, ease of access and uniform floor levels.

♦ Green roofs and reflective roofs have been charted out to minimize the impact of heat ingress into the building.

THINK GREEN, SAVE BLUE

Saving precious water is a vital part of going green.

♦ Wasted water generated on-site will be reused for flushing, landscaping and other custodial purposes. Efficient water fixtures such as low-flow dual-flush toilets, showers and sinks will reduce water consumption.

♦ The site will have rain-water harvesting tanks to collect and conserve precious H2O. Landscaping areas have been planted with adaptive species of vegetation that will require little or no irrigation after a few years, reducing water requirements significantly.

POWERING OFF IS POWERING ON

Being energy efficient also helps.

♦ Designed such that 50% of every apartment will be well-lit during the day so that no artificial lighting will be required, will help save energy.

♦ Energy efficient building envelopes will reduce the heat ingress into the buildings and the use of efficient lighting systems will reduce the overall energy consumption.

♦ Metering system is provided to ensure consistent measurement and monitoring of building systems.

THE 3 R'S : REDUCE, REUSE AND RECYCLE

We ensure optimal use of all available resources.

♦ Provision for storage and collection of recyclable materials such as paper, glass, plastic, metal. Organic waste management systems for treating waste and reusing the same for manure and other purposes.

♦ Use of materials with a high percentage of recycled content; materials locally available, responsibly harvested wood products such as plywood and veneer to reduce exploitation of virgin materials.

THE GRASS IS GREENER ON THE INSIDE

The quality of living inside is as important as saving the environment.

♦ The entire building is a 'no smoking zone' ensuring health and safety to all occupants.

♦ Adhesives, sealants, paints and coatings used are low on V.O.C. (Volatile Organic Compounds), and the composite wood products used contain no potentially harmful Urea Formaldehyde, hence reducing organic emissions that maybe harmful to humans.








KARLE TOWN CENTRE -THE WORLD AT THE GATES

The pièce de résistance at the Karle Town Centre is Downtown KTC. A few minutes from the lobby of the Zenith Residences on foot is all it takes to get to this entertainment paradise, replete with sidewalk cafés, fine dining restaurants, rooftop restaurants, malls and stand-alone high-street shopping stores, food courts, clubs and bars, proscenium theaters, cinema multiplexes, open-air performance spaces, waterways, walkways, gardens, parks, play areas, and a lot more. North Bengaluru's cultural and entertainment destination is in your backyard.

SPRAWLING 3 ACRE GREEN SPINE

- Open-air amphitheatre
- Kids play area
- Carnival ground
- Scenic water bodies

COSMOPOLITAN CULTURE

- More than 4 performance theatres, the largest being a 1000 seater
- 70000 sq ft large multiplex with 10-12 screens
- Sports bar
- Comedy club

RETAIL & SHOPPING

- High street shopping
- Multi-storeyed shopping mall
- Flagship retail stores
- World's most 'liked' brands under one roof
- One-of-a-kind hypermarket

FOOD TO TICKLE EVERY TASTEBUD

- Over 50 restaurants
- 2 food courts
- Banquet hall
- 4-star hotel
- Al fresco dining
- Fine dining options

OUR FACILITIES INCLUDE:

- Piped cooking gas supply
- Rain-water harvesting
- Sewage treatment plant
- 3 phase power supply from BESCOM
- Garbage chute on each floor
- Provision for créche
- Driver's restroom
- Provision for electric car charging
- High speed elevators
- Direct-to-home fibre
- Broadband connectivity
- Telephone intercom connection
- Provision for home automation
- Manned security with video surveillance
- Car wash areas

THE TEAM BEHIND THE VISION

Developing and designing a world-class project requires a world-class team.

We selected only the world's finest architects and brought them over to lay out the foundations of our dream facility. Presenting Karle Infra's masterminds.

THE KARLE TOWN CENTRE TEAM

Master Plan Consultant :
Ross Bonthorne, Sydney, Australia

Urban Planning Consultant :
Woods Bagot, Sydney, Australia

Infrastructure Master Planning Consultant :
Aurecon, Melbourne, Australia

Landscape Master Planning Consultant :
EDADW/ Aecom, Sydney, Australia

THE KARLE ZENITH TEAM

Chief Architect :
Pok Siew Fatt, RSP, Singapore

Architect (Concept and Schematic) :
RSP, Singapore

Architect (Detailing) :
RSP, Bangalore, India

Structural Consultant :
Buro Engineers, Singapore

Landscape Consultant :
Site Concepts, Singapore

Green Consultant :
EN3, Chennai, India

Digital Consultant :
Venba Tech, Chennai, India

DISCLAIMER

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KARLE INFRA

Call +91 80 6799 6799 | salesquery@karleinfra.com

CREDAI BENGALURU | BDA & BBMP APPROVED | www.karletowncentre.com